

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer Central Pacific Bank
Address 220 South King Street, Honolulu, Hawaii 96813
Project Name(*) 1751 10TH AVENUE
Address 1751 10th Avenue, Honolulu, Hawaii, 96816
Registration No. 3024 Effective date: February 10, 2000
(Partial Conversion) Expiration date: March 10, 2001

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

- **PRELIMINARY:** (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
- **FINAL:** (white) The developer has legally created a condominium and has filed complete information with the Commission.
[] No prior reports have been issued.
[] This report supersedes all prior public reports.
[] This report must be read together with _____
- X — **SECOND SUPPLEMENTARY:** (pink) This report updates information contained in the:
[] Preliminary Public Report dated: _____
[X] Final Public Report dated: February 14, 1994
[X] Supplementary Public Report dated: June 22, 1998
- And [] Supersedes all prior public reports.
[X] Must be read together with the Final and the Supplementary Public Reports
[X] This report reactivates the the Final and Supplementary Reports
public report(s) which expired on July 22, 1999

(*) Exactly as named in the Declaration

FORM: RECO-30 286/986/189/1190/892/0197/1098

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

☐ Required and attached to this report

☒ Not Required - Disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows:

1. The owner/developer of the Units B, C and D of the condominium project has changed from Ann M. Fujita and Sidney Fujita to Central Pacific Bank, which purchased these units in a foreclosure sale in Central Pacific Bank v. Ann M. Fujita, et al., Civil No. 98-3638-08, in the First Circuit Court of the First Circuit, State of Hawaii. Central Pacific Bank is the present owner of Units B, C and D by that certain Commissioner's Apartment Deed dated November 24, 1999, recorded in the Bureau of Conveyances as Document No. 99-073460. The owner/developer of Units B, C and D is subject to change upon Central Pacific Bank's transfer of Units B, C and D.

2. Exhibit "H", entitled "Summary of Main, Relevant Provisions of Escrow Agreement," and Exhibit "I", entitled "Summary of Sales Contract For 1751 10th Avenue," both of which are attached to the Final Public Report dated February 14, 1994, are subject to change based on the sales contract and/or as agreed to by the relevant parties.

* * * * *

SPECIAL ATTENTION

This is a CONDOMINIUM PROJECT, not a subdivision. The land are beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and does not represent a legally subdivided lot. The dotted lines in the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustration purposes only and should not be construed to be formal subdivision lines.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other governmental agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION WITH REGARDS TO THE FOREGOING.

* * * * *

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Central Pacific Bank Phone: (808) 544-0604
Name* 220 South King Street
Business Address Honolulu, Hawaii 96813
(Business)

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership(LLP); or manager and members of a Limited Liability Company(LLC)(attach separate sheet if necessary):

See attached

Real Estate Broker*: Coldwell Banker Pacific Properties, Ltd. Phone: (808) 593-6419
Name 1177 Kapiolani Blvd. (Business)
Business Address Honolulu, Hawaii 96814

Escrow: Island Title Corporation Phone: (808) 739-1482
Name Attn: Neal Takeuchi (Business)
3465 Waialae Avenue, Suite 380
Business Address Honolulu, Hawaii 96816

General Contractor*: _____ Phone: _____
Name (Business)
Business Address _____

Condominium Managing Agent*: Self-Managed by Association of Phone: _____
Name Apartment Owners (Business)
Business Address _____

Attorney for Developer: Emma S. Matsunaga, Esq. Phone: (808) 536-1900
Cori Ann C. Takamiya, Esq. (Business)
~~Keener Duca Umabayashi~~
Name Bain & Matsunaga
Business Address 220 South King St., 19th Floor
Honolulu, Hawaii 96813

* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

OFFICERS AND DIRECTORS OF CENTRAL PACIFIC BANK:

<u>Name</u>	<u>Position</u>
Joichi Saito	Chairman/Director
Naoaki Shibuya	President/Director
Austin Y. Imamura	Executive Vice President/Secretary
Neal K. Kanda	Executive Vice President/Treasurer
Yoshiharu Satoh	Director
Minoru Ueda	Director
Dennis I. Hirota	Director
Clayton K. Honbo	Director
Stanley Hong	Director
Shunichi Okuyama	Director
Gilbert J. Matsumoto	Director
Daniel M. Nagamine	Director
Joseph Blanco	Director
Paul Devens	Director
Paul Kosasa	Director
Alice Guild	Director

Fee Owner: Central Pacific Bank (fee owner of Units B, C and D)

Name
220 South King Street
Address
Honolulu, Hawaii 96813

Lessor:

Name
Address

C. Buildings and Other Improvements:

1. ☐ New Building(s) ☐ Conversion of Existing Building(s) ☒ Both New Building(s) and Conversion

2. Number of Buildings: 4 Floors Per Building A: 2 Floors; B: 3 Floors; C: 2 Floors; D: 1 Floor

☐ Exhibit _____ contains further explanations.

3. Principal Construction Material:

☒ Concrete ☒ Hollow Tile ☒ Wood

☐ Other: _____

4. Uses Permitted by Zoning:

	No. of Apts.	Use Permitted By Zoning		No. of Apts.	Use Permitted By Zoning
<input checked="" type="checkbox"/> Residential	<u>4</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Agricultural	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other: _____	—	<input type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?

☒ Yes ☐ No

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other Apartment Deed

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3024 filed with the Real Estate Commission on 12/21/93


Reproduction of Report. When reproduced, this report must be on:

☐ YELLOW paper stock ☐ WHITE paper stock ☒ PINK paper stock

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

Central Pacific Bank

Printed Name of Developer

By: 
Duly Authorized Signatory*

January 25, 2000

Date

Walter Horikoshi, Senior Vice President

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

must be signed for a: corporation by an officer; partnership or Limited Liability Partnership, Limited Liability Company(LLC) by the manager or member; and for an individual by the individual.

